PUBLIC NOTICES/NEWS

SAUK CENTRE HERALD | THURSDAY, MARCH 14, 2024 | Page 7 PUBLIC NOTICES

CERTIFICATE OF ASSUMED NAME **Minnesota Statutes**

Chapter 333 ASSUMED NAME: Nelly & Beans.

PRINCIPAL PLACE OF BUSINESS IS: 503 3rd Street North, Sartell, MN 56377 USA.

NAMEHOLDER(S): Cloud City Smoke Shop, LLC, 508 Main Street South, #4, Sauk Centre, MN 56378 United States.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

/s/ Kent Gustafson 02/13/2024 H-11-2B

NOTICE OF PUBLIC HEARING ON VACATION OF A UTILITY EASEMENT PURSUANT TO MINNESOTA **STATUTES §412.851**

Notice is hereby given that a hearing will be held before the City Council on the 20th day of March, 2024, in City Hall located at 320 Oak Street South at 6:30 p.m. or as closely thereafter as practical to consider a proposed vacation of a utility easement on property located at 433 and 437 Pendergast Street legally described as:

All utility easements located on Lot 4, Block One Joseph Anthony except the westerly ten feet and the northerly five feet, and

All utility easements located on Lot 5, Block One, Joseph Anthony except the westerly ten feet and the northerly 174.5 feet and the northeasterly ten feet. Public is invited to attend.

Dated this 1st day of March, 2024, /S/ Vicki Willer, City Administrator/Clerk

Published March 7 & 14, 2024.

NOTICE TO SAUK CENTRE TOWNSHIP RESIDENTS

Notice is hereby given that the Board of Appeal and Equalization for the Township of Sauk Centre, in Stearns Magnifi Financial in Sauk Centre on Tuesday, April 2, 2024 at 2:00 pm for the purpose of reviewing and correcting 2024

assessment of taxes payable in 2025. All persons considering themselves aggrieved by said assessment or who wish to complain that the property of another is assessed too low are hereby notified to appear at the County, Minnesota will meet at said meeting and show cause of having such assessment corrected

Missy Schirmers, clerk H-11-3B

H-10-2B

PUBLIC NOTICE OF ABANDONED VEHICLE (Official Publication) NOTICE OF SALE

The personal property as follows, to-wit: 2017 Honda Civic VIN# 2HGFC1F30HH652103 Plate# 7ZNW505 Towed from EB I-94 at the Melrose exit, MN by order of the Minnesota State Patrol Police Department on March 2, 2024.

All items will be sold May 2, 2024, by Centre Towing, Inc, City of Sauk Centre, County of Stearns, State of Minnesota,

pursuant to Minnesota Statutes, Chapter 168B.

The registered owner or lienholder has the right to reclaim the vehicle under section 168B.051. Failure to claim the impounded vehicle under section 168B.051 is deemed to waive any right to reclaim the vehicle and consents to the disposal or sale of the vehicle. Dated: March 8, 2024 411 Lincoln Loop, Sauk Centre, MN 56378 (320-352-1500)

H-11-1B

PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

the conditions of the following described mortgage: DATE OF

MORTGAGE: September 19, 2007 ORIGINAL AMOUNT OF MORTGAGE:

\$375,000.00 MORTGAGOR(S): Stephen D Kurilla and Joan L Kurilla, husband and wife as joint

tenants MORTGAGEE: Mortgage Registration OF Electronic Systems, Inc., as mortgagee, 10, as nominee for Countrywide Bank, FSB, its successors and

assigns DATE AND PLACE OF

RECORDING: Recorded: September 25, 2007 Stearns County Recorder Document Number: 1239099 And reformed by: Court Order

Document Number: A1648603 ASSIGNMENTS MORTGAGE:

Recorded: February 10, 2023

National Mortgage Association Dated: March 6, 2018 Recorded: March 9,

Stearns County Recorder Document Number: A1516061

And assigned to: U.S. BANK TRUST, N.A., AS TRUSTEE LSF11 MASTER PARTICIPATION TRUST Dated: March 4, 2019

Recorded: March 4, 2019 Stearns County Recorder Document Number: A1539272 assigned MORTGAGE CAPITAL, INC.

Dated: November 28, 2022 Recorded: December 23, 2022 Stearns County Recorder

Document Number: A1646559 Transaction Agent: Mortgage Electronic Registration

Systems, Inc. Transaction Agent Mortgage Number: Identification 1001337-0002414559-4

NOTICE IS HEREBY GIVEN Lender/Broker/Mortgage described as follows: that default has occurred in Originator: Countrywide Bank, Beginning at the northwest on September 27, 2024, or the

> Residential Mortgage Servicer: point is located on the shoreline Select Portfolio Servicing, Inc. of Upper Spunk Lake; thence COUNTY IN PRINCIPAL PROPERTY IS LOCATED: line of said Lot 10, for a distance Stearns Property Address: 17083 Upper in a straight line to a point on FROM A DEBT COLLECTOR Spunk Lake Rd, Avon, MN

56310-9605 Tax Parcel 03.01461.0000

LEGAL DESCRIPTION PROPERTY: RETZMANN`S RE -SUBDIVISION, according to the recorded plat thereof,

EXCEPT that part of said Lot \$502,407.76 10 described as follows: Beginning at the southwest requirements

thence in a northerly direction said county as follows:

feet, more or less, to the centerline of a small Creek Sheriff's flowing into Upper Spunk Lake; Enforcement thence westerly following the Courthouse Square, St. Cloud, OF LESS THAN FIVE UNITS centerline of said Creek, as it Minnesota now exists, to the point where to pay the debt secured by said USED IN AGRICULTURAL the same enters into Upper mortgage and taxes, if any, on PRODUCTION, AND ARE Spunk Lake and which point is said premises and the costs 55 feet, more or less, northerly and disbursements, including from the point of beginning; attorney fees allowed by law, following the shoreline of six (6) months from the date of

point of beginning. And also EXCEPT that part If the Mortgage is not reinstated of Lot 10, RETZMANN'S RE under Minn. Stat. §580.30 or -SUBDIVISION, according the property is not redeemed to the recorded plat thereof, under Minn. Stat. §580.23, Stearns County, Minnesota, the Mortgagor must vacate the

WHICH southeasterly along the westerly the north line of said Lot 10, ATTEMPTING distant of 128.9 feet easterly COLLECT A DEBT. along the northerly line of said PURPOSE. Lot Lot 10, a distance of 128.9 feet THE to the point of beginning.

AMOUNT CLAIMED Stearns County, Minnesota, AS OF DATE OF NOTICE: all

THAT easterly on and along the the debt secured by said southerly line of said Lot 10, mortgage, or any part thereof; a distance of 210 feet, more that this is registered property; or less, to the westerly right PURSUANT to the power of And assigned to: Federal of way line of Upper Spunk sale contained in said mortgage, Lake Road, said point being the the above-described property southeast corner of said Lot 10; will be sold by the Sheriff of

on and along said westerly right DATE AND TIME OF SALE: DETERMINING, of way line, a distance of 30 March 27, 2024 at 10:00 AM PLACE OF SALE: County office, Law Center,

thence in a southerly direction subject to redemption within Upper Spunk Lake, a distance said sale by the mortgagor(s), of 55 feet, more or less, to the their personal representatives or assigns.

property on or before 11:59 p.m. corner of said Lot 10, which next business day if September 27, 2024 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released financial obligation: NONE of 40 feet; thence northeasterly THIS COMMUNICATION IS ANY ID Number: from the northwest corner of INFORMATION OBTAINED said Lot 10; thence westerly WILL BE USED FOR THAT **RIGHT**

VERIFICATION OF THE DUE AND DEBT AND IDENTITY OF TO BE DUE THE ORIGINAL CREDITOR WITHIN THE PROVIDED BY LAW IS pre-foreclosure NOT AFFECTED BY THIS have been ACTION. corner of said Lot 10, which complied with; that no action or THE TIME ALLOWED BY point is located on the shoreline proceeding has been instituted LAW FOR REDEMPTION of Upper Spunk Lake; thence at law or otherwise to recover BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL

> REDUCED TO FIVE WEEKS A JUDICIAL ORDER ENTERED **MINNESOTA** STATUTES, SECTION AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A 807 RESIDENTIAL DWELLING PROPERTY NOT

ABANDONED.

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite Woodbury, MN 55125

TIME REPRESENTATIVES OR ASSIGNS, MAY BE UNDER 582.032.

DATED: February 1, 2024 MORTGAGEE: DLJ Mortgage Capital, Inc.

200

H-6-6B

(651) 209-3300 File Number: 054071-F1

ADVERTISEMENT FOR BIDS Sealed bids will be received by the General Manager of Sauk Centre Public Utilities, Sauk Centre, Minnesota, at the Utility Offices at 101 Main Street South, Sauk Centre, MN 56378 before 2:00 PM, April 3, 2024, for Furnishing Transmission Line Materials – North Transmission Line, at which time the bids shall be publicly opened and read aloud.

The equipment is described in general as follows:

Laminated Wood Poles

• Transmission Poles

• 69 kV Insulators

• Overhead High Voltage Conductor

The above equipment shall be in accordance with the specifications and proposed form of contract now on file in the office of the Sauk Centre Public Utilities, Minnesota, by this reference made a part hereof as though fully set out and incorporated here-

Each bid shall be made on bid form furnished by the En-TO gineer and shall be accompanied by bid security in the form of a certified check or bid bond, made payable to the Sauk Centre Public Utilities, in the amount of ten percent (10%) of the bid, which security becomes the property of Sauk Centre Public Utilities in the event the successful bidder fails to enter into a contract and post satisfactory performance and payment bonds.

Suppliers desiring a copy of the project documents for individual use may obtain them from www.questcdn.com. You may download the digital plan documents for \$22 by inputting Quest project #9020868 website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information. An optional paper set of the proposal forms and specifications for individual use may be obtained from the office of the Engineer, DGR Engineering, 1302 South Union Street, PO Box 511, Rock Rapids, IA 51246, telephone 712-472-2531, Fax 712-472-2710, e-mail dgr@dgr.com, upon payment of \$75.00, none of which is refundable.

Upon shipment of the complete equipment, the Supplier shall submit to the Owner a detailed statement of the equipment shipped and installed. The Owner shall, within thirty (30) days after delivery receipt of the material, required test reports, record drawings and associated invoice, pay the Supplier 100 percent (100%) of the contract price of the material.

All materials shall be delivered per the dates set in the Specifications. If the bidder is unable to meet this delivery date, the next available date should be listed on the bid form and the Owner will take that into consideration.

Sauk Centre Public Utilities reserves the right to defer acceptance of any proposal for a period not to exceed thirty (30) days after the date proposals are received and no proposal may be withdrawn during this period. The Sauk Centre Public Utilities also reserves the right to reject any or all bids and enter into such contract as it shall be deemed to be in the best interest of Sauk Centre Public Utilities Dated this 8th Day of March 2024. SAUK CENTRE PUBLIC UTILTIES

SAUK CENTRE, MINNESOTA By /s/ Debbie Boyer General Manager H-11-2B Page 8 | THURSDAY, MARCH 14, 2024 | SAUK CENTRE HERALD

Notice of Raymond Township **Reorganization Meeting**

Notice is hereby given that the Reorganization meeting for Raymond Township, Stearns County will be held Tuesday, March 19, 2024 at 8:00 p.m. at the Padua Pub Back Room, 33945 Co. Rd. 18, Sauk Cen-

Ginny Borgerding Raymond Township Clerk Publish – March 7 & 14, 2024

NOTICE OF ANNUAL MELROSE TOWNSHIP ROAD TOUR

NOTICE:

§580.02 have been met.

State Bank of Sauk Centre

MORTGAGE

MORTGAGE

MORTGAGE

Stearns County Recorder

OF NOTICE: \$127,414.96

MORTGAGE

MORTGAGE

MORTGAGE

MORTGAGE

Stearns County Recorder

OF NOTICE: \$109,872.31

MORTGAGE

DATE: Dec. 18, 2019

ORIGINAL

\$99,000

DATE: Oct. 12, 2012

ORIGINAL

\$132,000

default

MORTGAGES

The Melrose Township Board of Supervisors will conduct the annual Township Road Tour on Wednesday, April 3, 2024. Departure time will be at 8:30 a.m. from the Town Hall. Any changes in date or time will be posted on the bulletin board at the Town

Cecilia Tylutki-Clerk PH-11-2B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN their personal representatives that default has occurred in the or assigns. conditions of the following If the Mortgage is not reinstated described mortgage: DATE OF MORTGAGE:

December 20, 2021 PRINCIPAL ORIGINAL

AMOUNT OF MORTGAGE: \$239,481.00

MORTGAGOR(S): Hutte, a married man

Mortgage MORTGAGEE: Registration Systems, Inc., as mortgagee, as

nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns DATE AND PLACE OF RECORDING:

Recorded: December 21, 2021 Stearns County Recorder Document Number: A1622267 ASSIGNMENTS MORTGAGE:

And assigned to: Rocket Mortgage, LLC, FKA Quicken Loans, LLC Dated: December 18, 2023

Stearns County Recorder Document Number: A1665470 Transaction Agent: Mortgage Electronic

Recorded: December 26, 2023

Identification Number: 100039034916804273 Lender/Broker/Mortgage

Systems, Inc.

46.28242.0000

Originator: Rocket Mortgage, IS FKA Quicken Loans,

Rocket Mortgage, LLC COUNTY ÍΝ PROPERTY IS LOCATED:

Property Address: 250 School Ave, Brooten, MN 56316 Tax Parcel ID Number:

LEGAL DESCRIPTION OF PROPERTY: Lots 1 and 2, Block 3, Ille's Addition to the City of Brooten; according to the recorded plat thereof on file and of record in the office of

the Stearns County Recorder

DUE CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$248,917.25 pre-foreclosure THAT all

requirements have complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said The above referenced sale mortgage or any part thereof that this is registered property; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 12, 2024 at 10:00 AM PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s),

under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on September 12, 2024, or the next business day if September 12, 2024 falls on a Saturday, Sunday or legal Mortgagor(s) released from

financial obligation: NONE **COMMUNICATION** FROM COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. **RIGHT** VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR

THE

PROVIDED BY LAW IS

TIME

NOT AFFECTED BY THIS

WITHIN

ACTION. THE TIME ALLOWED BY LAW FOR REDEMPTION Registration BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL Transaction Agent Mortgage REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS A JUDICIAL ORDER **ENTERED** UNDER STATUTES. MINNESOTA SECTION 582.032. Residential Mortgage Servicer: DETERMINING, **AMONG** OTHER THINGS, THAT THE WHICH MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS. NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. DATED: January 17, 2024

MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite

Woodbury, MN 55125 (651) 209-3300 File Number: 054095-F1 NOTICE OF

POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

scheduled for March 2024 at 10:00 AM has been postponed to April 11, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, Courthouse Square, St. Cloud, Minnesota in said County and

DATED: March 8, 2024

MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite

> Woodbury, MN 55125 (651) 209-3300 File Number: 054095-F1 H-11-1B

PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE has Quarter (N ½ of SW ¼) and that Southwesterly of a line run Minn. Stat. §580.23, you must occurred in the following part of the Southwest Quarter parallel with and distant 75 feet vacate the premises by 11:59 and of the Southwest Quarter (SW Northeasterly of the following p.m. on March 28, 2025. THE all conditions in Minn. Stat. ¹/₄ of SW ¹/₄), all in Section 26, described line: Beginning at a Township 123, Range 34 lying point on the Westerly boundary FOR MORTGAGOR: David J. Northerly of the right of way of of said Section 26 distant 1258.1 THE Stadther; MORTGAGEE: First Minneapolis, St. Paul & Sault feet Northerly of the Southwest Ste. Marie Railway Company ONE, as now located and constructed. PRINCIPAL: Less and except ½ acre described as follows: Beginning ONE, at a point on the Northerly boundary of said right of way ONE, 646 feet Southeasterly from RECORDING DATE: Nov. 15, its intersection with the West 2012 Doc: A1384058 with the line of the SW 1/4 of SW 1/4 of said Section 26; thence 800 feet and there terminating, MORTGAGED ONE, Southeasterly along said right except therefrom the right of CONTAIN A RESIDENTIAL AMOUNT DUE AS OF DATE of way a distance of 16 rods; thence Northeasterly and at TWO, right angles thereto 5 rods to a 39062 State Hwy 55, Belgrade, stake; thence at right angles and Stearns County, MN 56312. parallel with the centerline of Property IDs: 07.04021.0000 & PRINCIPAL: the main track of said Railway 07.04021.0005 Company a distance of 16 TWO, rods; thence at right angles in a Thursday, March 28 at 10AM RECORDING DATE: Jan. 17, Southwesterly direction 5 rods at the Stearns County Law 2020 Doc: A1561274 with the to the place of beginning. ALSO EXCEPT: All that part Courthouse Square, St. Cloud, TWO, of the following described MN 56303

AMOUNT DUE AS OF DATE tract: The W ½ of SW ¼ of

corner thereof; thence run REPRESENTATIVES Southeasterly at an angle of OR ASSIGNS, 70°28' with said Westerly boundary for a distance of IF 251.7 feet; thence deflect to the IS right on an 01°15' curve, delta MINNESOTA angle 06°35' for a distance of SECTION 526.7 feet; thence on a tangent DETERMINING, to said curve for a distance of OTHER THINGS, THAT THE way of the existing highway.

PROPERTY ADDRÉSS: TIME/PLACE OF SALE:

Enforcement Center,

Section 26, Township 123, Unless the mortgage is reinstated COLLECT A DEBT LEGAL DESCRIPTION: Range 34 lying Northeasterly under Minn. Stat. §580.30 or The North Half of the Southwest of the said Railway, which lies the property is redeemed under

TIME ALLOWED BY LAW REDEMPTION MORTGAGOR, MORTGAGOR'S PERSONAL REDUCED TO FIVE WEEKS A JUDICIAL ORDER ENTERED AMONO DWELLING WITH FEWER THAN FIVE UNITS, ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. DATED: February 14, 2024 Sandvig Law PLLC

By: Aaron Sandvig, attorney for mortgagee PO Box 432 Sauk Centre, MN 320-433-1943

REDEMPTION PERIOD: THIS IS AN ATTEMPT TO

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY Lender/Broker/Mortgage Enforcement Center, 807 PROVIDED BY LAW IS

GIVEN that default has Originator: JPMorgan Chase Courthouse Square, St. Cloud, NOT AFFECTED BY THIS occurred in the conditions of the Bank, N.A. following described mortgage: OF MORTGAGE: November 1, 2005 ORIGINAL AMOUNT OF MORTGAGE: Stearns \$133,000.00 MORTGAGOR(S): Zach L Janssen, a single man and Tax Parcel ID Roberta D Davis, a single 40.25336.0144 woman JPMorgan MORTGAGEE: Chase Bank, N.A. DATE AND PLACE OF RECORDING: Recorded: November 8, 2005 Stearns County Recorder Document Number: 1175111 LOAN MODIFICATION: Dated: March 14, 2015 Recorded: April 9, 2015 Document Number: 1440755 **ASSIGNMENTS** MORTGAGE: And assigned to: Lakeview Loan Servicing, LLC Dated: January 18, 2019 Recorded: January 25, 2019 Stearns County Recorder

Document Number: 1537367

Transaction Agent Mortgage

Identification Number: Not

Agent:

Transaction

Applicable

Applicable

Residential Mortgage Servicer: to pay the debt secured by said THE TIME ALLOWED BY Nationstar Mortgage LLC COUNTY IN WHICH said premises and the costs BY THE MORTGAGOR, THE PRINCIPAL PROPERTY IS LOCATED: and disbursements, including MORTGAGOR'S PERSONAL Property Address: 510 9th St N, subject to redemption within OR ASSIGNS, Albany, MN 56307 LEGAL DESCRIPTION OF DUE have PLACE OF SALE: County THE ORIGINAL CREDITOR

PROPERTY: Lot One (1), Block Five (5) of Stonebrooke, Stearns County, Minnesota AMOUNT CLAIMED TO BE DUE the Mortgagor must vacate the ARE IMPROVED WITH A AS OF DATE OF NOTICE: \$130,883.79 requirements complied with; that no action or Sunday or legal holiday. proceeding has been instituted Mortgagor(s) released from ABANDONED. at law or otherwise to recover financial obligation: NONE the debt secured by said mortgage, or any part thereof; FROM A DEBT COLLECTOR that this is registered property; PURSUANT to the power of COLLECT A DEBT. sale contained in said mortgage, INFORMATION OBTAINED the above-described property will be sold by the Sheriff of PURPOSE. said county as follows: DATE AND TIME OF SALE: April 16, 2024 at 10:00 AM

Sheriff's office.

mortgage and taxes, if any, on LAW attorney fees allowed by law, REPRESENTATIVES six (6) months from the date of REDUCED TO FIVE WEEKS said sale by the mortgagor(s), IF their personal representatives or IS assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or DETERMINING,

property on or before 11:59 p.m. on October 16, 2024, or OF LESS THAN FIVE UNITS pre-foreclosure the next business day if October ARE been 16, 2024 falls on a Saturday, USED IN AGRICULTURAL THIS COMMUNICATION IS ATTEMPTING WILL BE USED FOR THAT

> VERIFICATION OF THE DEBT AND IDENTITY OF Law WITHIN

ACTION. FOR REDEMPTION A JUDICIAL ORDER **ENTERED MINNESOTA** STATUTES SECTION the property is not redeemed OTHER THINGS, THAT THE PREMISES under Minn. Stat. §580.23, MORTGAGED RESIDENTIAL DWELLING PROPERTY NOT

> DATED: February 22, 2024 MORTGAGEE: Lakeview Loan Servicing, LLC Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300

> PRODUCTION, AND ARE

File Number: 054052-F1

NOTICE OF MORTGAGE FORECLOSURE SALE WHICH at law or otherwise to recover PURPOSE

NOTICE IS HEREBY COUNTY IN GIVEN that default has PROPERTY IS LOCATED: the debt secured by said THE occurred in the conditions of the Stearns following described mortgage: DATE OF August 14, 2015 ORIGINAL AMOUNT OF MORTGAGE: 04.01761.0000 \$145.816.00 MORTGAGOR(S): Ryan W PROPERTY: That part of DATE AND TIME OF SALE: Oldakowski, a single person MORTGAGEE: Electronic Systems, Inc., as mortgagee, as described nominee for Stearns Lending, Commencing at the point of Courthouse Square, St. Cloud, REPRESENTATIVES LLC, its successors and assigns intersection of the North line of Minnesota DATE AND PLACE OF RECORDING: Recorded: September 15, 2015 Stearns County Recorder Document Number: A1452069 LOAN MODIFICATION: Dated: June 18, 2021 Recorded: August 3, 2021 Document Number: A1610062 **ASSIGNMENTS** MORTGAGE: And assigned to: PennyMac Loan Services, LLC Dated: July 16, 2018 Recorded: July 25, 2018 Stearns through the point of beginning, the Mortgagor must vacate the County Recorder Document Number: A1525407 Transaction Agent: Mortgage Electronic Systems, Inc. Transaction Agent Mortgage AMOUNT Identification Number: 100183300003916898 Lender/Broker/Mortgage \$144,381.56 Originator: Stearns Lending, THAT all

38444 that this is registered property; Property Address: MORTGAGE: County Road 1, Sartell, MN PURSUANT to the power of THE ORIGINAL CREDITOR 56377-9727 PRINCIPAL Tax Parcel ID Number: the above-described property PROVIDED BY LAW IS LEGAL DESCRIPTION OF said county as follows: Government Lot 3 situated April 16, 2024 at 10:00 AM Mortgage in Section 33, Township PLACE OF SALE: County LAW FOR REDEMPTION Registration 126 North, Range 28 West, Sheriff's as said Government Lot 3 within to pay the debt secured by said REDUCED TO FIVE WEEKS the centerline of State Aid Road mortgage and taxes, if any, on IF No. 1, Stearns County; thence said premises and the costs IS East on the North line of said and disbursements, including MINNESOTA Government Lot 3 a distance of attorney fees allowed by law, 856.8 feet; thence South at right subject to redemption within DETERMINING, angles 785 feet for the point of six (6) months from the date of OTHER THINGS, THAT THE beginning; thence continuing said sale by the mortgagor(s), MORTGAGED South on the last described their personal representatives or course 115 feet; thence West assigns. at right angles 585.8 feet to If the Mortgage is not reinstated OF LESS THAN FIVE UNITS, said center line of State Aid under Minn. Stat. §580.30 or ARE No. 1; thence Northwesterly on the property is not redeemed USED IN AGRICULTURAL said center line to a line drawn under Minn. Stat. §580.23, PRODUCTION, AND ARE North line of Government Lot p.m. on October 16, 2024, or 3; thence East on said parallel the next business day if October Registration line to the point of beginning, 16, 2024 falls on a Saturday, Stearns County, Minnesota DUE CLAIMED TO BE DUE financial obligation: NONE requirements have Residential Mortgage Servicer: complied with; that no action or INFORMATION OBTAINED PennyMac Loan Services, LLC proceeding has been instituted WILL BE USED FOR THAT

sale contained in said mortgage, WITHIN office, follows: Enforcement Center,

said line being parallel to the property on or before 11:59 DATED: February 20, 2024 Sunday or legal holiday. AND Mortgagor(s) released AS OF DATE OF NOTICE: THIS COMMUNICATION IS FROM A DEBT COLLECTOR pre-foreclosure ATTEMPTING been COLLECT A DEBT.

mortgage, or any part thereof; VERIFICATION DEBT AND IDENTITY OF THE will be sold by the Sheriff of NOT AFFECTED BY THIS

> THE TIME ALLOWED BY Law BY THE MORTGAGOR, THE 807 MORTGAGOR'S PERSONAL OR ASSIGNS, MAY BE A JUDICIAL ORDER **ENTERED** UNDER STATUTES, SECTION 582.032 **AMONG** PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING NOT PROPERTY ABANDONED.

> > MORTGAGÉE: PennyMac Loan Services, LLC Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 052558-F2 H-9-6B